

# Energy performance certificate (EPC)

24 Trewent Park  
Freshwater East  
PEMBROKE  
SA71 5LW

Energy rating

F

Valid until: 1 July 2033

Certificate number: 0350-2937-9260-2127-5845

Property type Mid-terrace house

Total floor area 43 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's current energy rating is F. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	No system present: electric heaters assumed	Very poor
Main heating control	None	Very poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 577 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- System build present
  - Dwelling may be exposed to wind-driven rain
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## How this affects your energy bills

An average household would need to spend **£3,010 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £2,122 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 5,958 kWh per year for heating
- 1,975 kWh per year for hot water

### Impact on the environment

This property's current environmental impact rating is F. It has the potential to be D.

This property's potential production 1.8 tonnes of CO<sub>2</sub>

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

#### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

This property produces 4.2 tonnes of CO<sub>2</sub>

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£416
2. Floor insulation (solid floor)	£4,000 - £6,000	£127
3. Increase hot water cylinder insulation	£15 - £30	£95
4. High heat retention storage heaters	£1,200 - £1,800	£1,413
5. Solar water heating	£4,000 - £6,000	£71

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£753

### Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Knock
Telephone	01646 621888
Email	<a href="mailto:whosproperty@gmail.com">whosproperty@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021117
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	23 June 2023
Date of certificate	2 July 2023
Type of assessment	<u>RdSAP</u>

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